

## WARRANTY DEED

43-2-119✓

38-130

**Know all Men by these Presents,**

024999

**That** we, JOHN MUHOBERAC and MARION MUHOBERAC of Baton Rouge, County E. Baton Rouge, State of Louisiana,

in consideration of ONE (\$1.00) DOLLAR and Other Valuable Considerations

paid by DOMINIC QUATTRUCCI of Waterville, County of Kennebec and State of Maine,

whose mailing address is 18 Franklin Street, Waterville, Maine, 04901

TRANSFER  
TAX  
PAID

the receipt whereof we do hereby acknowledge, do hereby **give, grant, bargain, sell and convey** unto the said DOMINIC QUATTRUCCI, his

heirs and assigns forever,

A CERTAIN LOT OR PARCEL of land with the buildings thereon situated in Waterville, in the County of Kennebec and State of Maine, more particularly bounded and described as follows; to wit:

BEGINNING at the northerly line of Silver Street at the southeasterly corner of land now or formerly of J. Walter and Elizabeth E. Scribner; thence northerly along the easterly line of land of said Scribner to Messalonskee Stream; thence easterly at right angles seventy (70) feet to an iron pin; thence southerly in a line parallel with the easterly line of land of said Scribner and seventy (70) feet distant easterly therefrom, to the northerly line of Silver Street seventy (70) feet to the point of beginning.

ALSO another lot or parcel of land situated in Waterville, in the County of Kennebec and State of Maine, bounded and described as follows, to wit:

BEING a certain parcel of land situated between the Simmons and Hammond land and the first parcel above described about nineteen (19) feet, more or less, and running from Silver Street to the Brook.

MEANING AND INTENDING hereby to convey the premises acquired by John Muhoberac and Marion Muhoberac by Warranty Deed from Donald R. Maheu and Geraldine A. Maheu dated July 1, 1986 and recorded in the Kennebec County Registry of Deeds in Book 2978, Page 35.

**To have and to hold** the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said **DOMINIC QUATTRUCCI**, his

heirs and assigns, to him and their use and behoof forever.

**And** we do **covenant** with the said Grantee, his heirs and assigns, that we are lawfully seized in fee of the premises, that they are free of all encumbrances

EXCEPT AS AFORESAID

that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and

that we and our heirs shall and will **warrant and defend** the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

**In Witness Whereof**, we, the said **JOHN MUHOBERAC** and **MARION MUHOBERAC**,

xxx

husband/wife ~~of the said~~

joining in this deed as Grantors and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set our hands and seals this 21st day of the month of Sept., A.D. 19 87.

**Signed, Sealed and Delivered**

in presence of

Ray Palmer Jr.  
L. Is. Kowski

John Muoberac  
Marion Muoberac  
**JOHN MUHOBERAC**  
**MARION MUHOBERAC**

Louisiana  
State of ~~Mississippi~~ PARISH County of East Baton Rouge 21st of Sept., 19 87.

Then personally appeared the above named **JOHN MUHOBERAC** and **MARION MUHOBERAC**

and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Shirley P. Galladara  
Notary Public  
~~AND OTHER LAWS~~

Printed Name, SHIRLEY P. GALLADARA  
My Commission Expires at death

RECEIVED KENNEBEC SS.

1987 SEP 29 AM 9:00

RECORDED FROM ORIGINAL